BILL GARRETT, Davidson County
Trans:T20120045786 DEEDWARRSP
Recvd: 06/21/12 09:04 4 pgs
Fees:23.00 Taxes:1905.50
20120621-0054328

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Karl Peters 4425 Sheppard Pl. Nashville, TN 37205	New Owner	09115009700 09115010500

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, The Krystal Company, a Tennessee corporation (the "Grantor") has bargained and sold, and hereby transfers and conveys, to Karl Peters and wife, Ann M. Peters, their heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 5209 Charlotte Pike, Nashville, TN.

Said property is conveyed subject to the following exceptions:

All matters of public records.
Davidson County taxes for 2012 and subsequent years not yet due and payable.

Grantor covenants and binds itself and its heirs and representatives to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 20th day of June 2012.

THE KRYSTAL COMPANY, a Tennessee Corporation

By: _____
Robert S. Marshall, VP/CFO

STATE OF TENNESSEE)

COUNTY OF HAMILTON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $515,000.00.

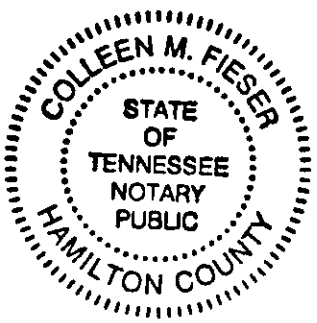
_____
Affiant

Sworn to and subscribed before me this 20th day of June, 2012.

_____
Notary Public

My Commission Expires:

3/4/14



STATE OF TENNESSEE)

COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Robert S. Marshall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the VP/CFO of The Krystal Company, a Tennessee corporation, and is authorized by The Krystal Company to execute this instrument on behalf of The Krystal Company.

WITNESS my hand, at office, this 20th day of June, 2012

Colleen M. Fieser
Notary Public

My Commission Expires:

3/4/14

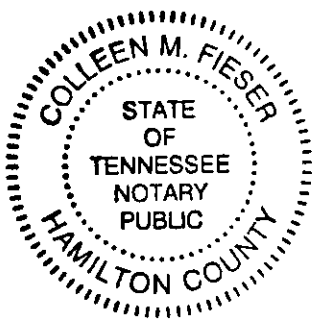


EXHIBIT A

Tax ID 09115009700

LAND in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Block 2 on the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described according to a survey made by Ralph W. C. Lamber on June 30, 1959, as follows:

Beginning on the southerly margin of Charlotte Pike at a point 200 feet west of the westerly margin of 52nd Avenue North; thence with said Pike westwardly 120 feet to the easterly margin of 53rd Avenue North; thence with said Avenue, southwardly 150 feet to the northerly margin of an alley; thence with said alley, eastwardly 120 feet to a point 200 feet from the westerly margin of 52nd Avenue North; thence northwardly and parallel to said Avenue 150 fee to the beginning.

BEING the same property conveyed to The Krystal Company, a Tennessee Corporation, by Warranty Deed dated February 13, 1985, from the Trustees of Third national Bank Profit Sharing Retirement Trust Current Service, of record in Book 6493, Page 465, Register Office of Davidson County, Tennessee.

TAX ID 09115010500

BEING Lot 1 of the Krystal Subdivision being of record in Plat Book 6050, Page 214, Register's Office for Davidson County, Tennessee.

BEGINNING at the northeasterly corner of Lot 1 also being the northwesterly corner of Lot 2; thence South 4 degrees 30' 00" East 150.00 feet to an iron pin; thence South 85 degrees 54' 00" West 89.17 feet to a concrete monument; thence with a curve to the right (having a central angle of 89 degrees 36' 00" and a radius of 25.00 feet) 39.10 feet to an iron pin; thence North 4 degrees 30' 00" West 105.03 feet to an iron pin; thence with a curve to the right (having a central angle of 90 degrees 24' 00" and a radius of 20.00 feet) 31.56 feet to an iron pin; thence north 85 degrees 54' 00" East 93.86 feet to the point of beginning containing 16,880.38 square feet or 0.387 acres.

BEING the same property conveyed to The Krystal Company, by Warranty Deed dated November 6, 1985, from Anthony V. Forte; Charles E. Forte; Francis J. Forte; Victor T. Forte, Jr.; George E. Forte; H. Frederick Forte; Rita Forte Johnson; James D. Forte; and Martin G. McGrath, being the sole heirs-at-law of Theresa E. Forte, deceased, of record in Book 6707, Page 218, Register's Office of Davidson County, Tennessee.